

## \$349,900 - 4529 50 Avenue, Cold Lake

MLS® #E4414382

**\$349,900**

3 Bedroom, 4.00 Bathroom, 2,228 sqft

Condo / Townhouse on 0.00 Acres

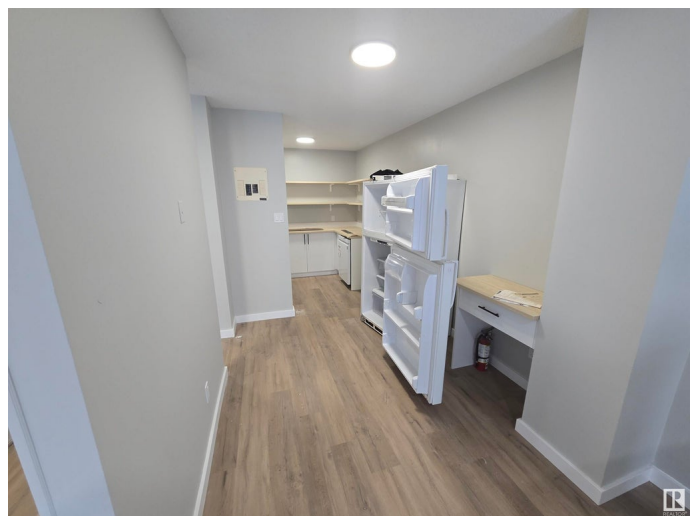
Cold Lake South, Cold Lake, AB

This is a multifamily property with positive income potential for the right investor. The property consists of 4 units of 3 bedrooms each, with 1 bedroom on the main floor and with a full bath and 2 more bedrooms on the lower level. There is also a storage area in each unit of about 6' x 8', as well as outside storage under each individual deck. Each deck has an outside privacy wall between them and the neighboring unit. The 4 plex is a short walk to the downtown core, and Holy Cross School and playground areas are only 4 to 5 blocks away. There is available parking for up to 8 vehicles.

Built in 1977

### Essential Information

MLS® #	E4414382
Price	\$349,900
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,228
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	Bi-Level



Status	Active
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### Community Information

Address	4529 50 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Y8

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Storage-In-Suite
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	85'x121'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Holy Cross Elementary
Middle	Assumption Jr Sr High
High	Cold Lake High School

### Additional Information

Date Listed	November 22nd, 2024
Days on Market	149

## Zoning

## Zone 60

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Listing information last updated on April 19th, 2025 at 10:32pm MDT